

# \$285,000 - 208 Storybook Terrace Nw, Calgary

MLS® #A2242397

**\$285,000**

2 Bedroom, 1.00 Bathroom, 474 sqft

Residential on 0.00 Acres

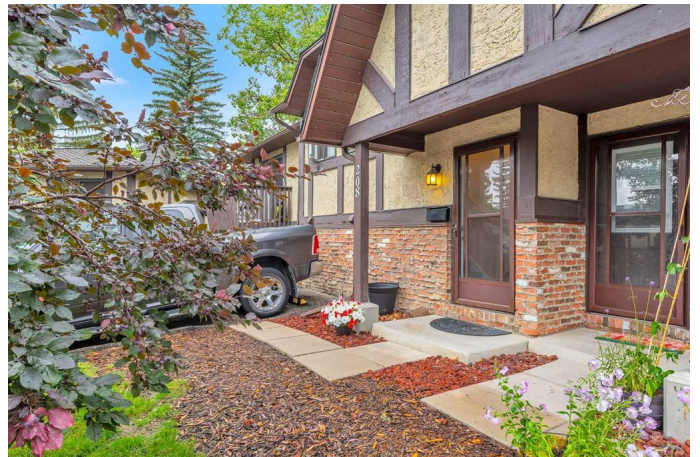
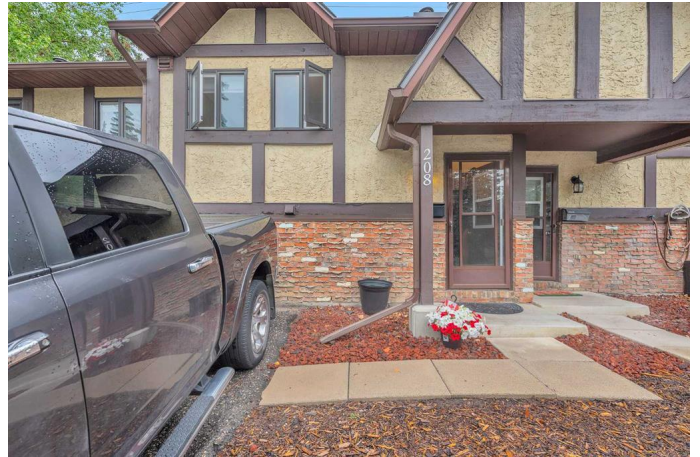
Ranchlands, Calgary, Alberta

Tucked into a quiet corner of Ranchlands, this well-maintained bi-level townhome offers the perfect balance of function and comfort in a location that's hard to beat. Enjoy easy access to nearby parks, public transit, schools, and the countless shops, restaurants, and services in the Crowfoot area—all just minutes from your doorstep.

The upper level welcomes you with a bright, open living space featuring a wood-burning fireplace, large windows, and direct access to your own private balcony—ideal for morning coffee or evening wind-downs. The kitchen has been updated with modern stainless steel appliances, including a full-range stove, and connects easily to the dining area, making everyday living and entertaining seamless.

Downstairs, you'll find two well-proportioned bedrooms with above-grade windows that let in plenty of natural light, along with in-unit laundry and extra storage space. An assigned parking stall is located right outside for added convenience, with visitor parking available nearby.

Ideal for first-time buyers, downsizers, or investors, this budget-friendly home delivers great value within a mature, well-kept community. Ranchlands boasts leafy streets, scenic trails, and a welcoming neighborhood atmosphere—while offering easy access to Nose Hill Park, Crowchild Trail, and the



University of Calgary.

Built in 1980

### Essential Information

MLS® #	A2242397
Price	\$285,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	474
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Row/Townhouse
Style	Bi-Level
Status	Active

### Community Information

Address	208 Storybook Terrace Nw
Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G1Y6

### Amenities

Amenities	Park, Parking, Playground, Snow Removal, Visitor Parking
Parking Spaces	1
Parking	Parking Pad

### Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Natural Woodwork, No Smoking Home, Pantry, See Remarks, Storage, Wood Counters
Appliances	Gas Water Heater, Microwave Hood Fan, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings, Built-In Electric Range, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Refrigerator

Heating	Fireplace(s), Forced Air, Exhaust Fan, Hot Water, Mid Efficiency
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full, Crawl Space

## Exterior

Exterior Features	Balcony, Other
Lot Description	Backs on to Park/Green Space, Few Trees, Landscaped, Street Lighting
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	July 24th, 2025
Days on Market	8
Zoning	M-C1 d38
HOA Fees Freq.	MON

## Listing Details

Listing Office	RE/MAX First
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